

8/31/09 - Monday, August 31, 2009

CITY OF EAU CLAIRE PLAN COMMISSION MINUTES

Meeting of August 31, 2009

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. FitzGerald, Kayser, Hibbard, Duax, Kaiser, Larson, Seymour, Pearson

Staff Present: Messrs. Tufte, Reiter, Genskow

The meeting was chaired by Mr. Kaiser.

1. CONDITIONAL USE PERMIT (CZ-0915) " Non-accessory Parking Lot

The Plan Commission had postponed consideration of this item twice to allow time for applicant to meet with neighborhood association members. A smaller parking lot with a landscaped area separating the residential unit from the paved area was presented to the neighborhood by the applicant.

Bernie Trettin, 428 N. Farwell Street, described the meeting of August 12, 2009, at which 8 persons voted to oppose the new plan, 5 voted in favor, and 2 abstained. He stated he opposed the lots because of the potential of increased noise and litter in the neighborhood.

Marie Kilboten, 744 N. Barstow, spoke in opposition. She presented photos of the existing lots with spaces available.

Darrel Newman, 415 Forest Street, spoke in opposition and stated the City needs to correct the drainage in the alley before more parking lots are built.

John Mogensen, applicant, showed photos of the parking lots full during evening hours. The City is not providing public parking and, as a business owner, he is trying to provide private parking so customers are not parking on the street.

Tami Schraufnagel, 529 Hobart Street, spoke in support of the request. She commended the applicants for investing in the neighborhood and removing blighted properties and addressing the lack of parking for the businesses in the neighborhood.

George Geisert, 609 Rork Avenue, spoke in support and recommended more parking be made available to the area.

Lisa Aspenson, 617 Third Avenue, business owner, spoke in support. She noted the shortage of public and private parking. The City has no money to provide public parking so the private business need to seek a solution to keep their businesses viable.

Mr. Hibbard stated that the area should be rezoned if the City felt commercial use was appropriate for the neighborhood. Mr. Duax voiced his agreement with Mr. Hibbard.

Mr. FitzGerald spoke in support, stating that the parking lot would be an improvement to the neighborhood rather than the blighted houses there now. He moved to approve the request with the conditions listed in the staff report. Mr. Larson seconded and the motion failed. Messrs. Hibbard, Kaiser, Pearson, Duax and Kayser voted no.

2. CONDITIONAL USE PERMIT (CZ-0920) " Vehicle Service, 1233 W. Clairemont Avenue and SITE PLAN (SP-0921) " DJ Enterprises, Vehicle Service and CERTIFIED SURVEY MAP (CSM-3-09) " Lot Creation and Access

John Effertz has submitted a request to allow a vehicle service use in an I-2 district at 1233 W. Clairemont Avenue and to approve the site plan and a Certified Survey Map creating the lot. Mr. Tufte noted that the Plan Commission has previously approved other conditional uses in the area and the proposed use appears compatible. The site plan shows a building with 7 overhead service doors. The CSM requires Plan Commission approval since the back proposed lot has access only via a private drive.

Mr. Dean Larsen, 3940 Oakwood Hills Parkway, and John Effertz appeared in support. No one appeared in opposition.

Mr. FitzGerald moved to approve the request for the conditional use permit, the site plan, and the CSM with the conditions listed in the staff report. Mr. Kayser seconded and the motion carried.

3. ANNEXATION (2009-1A) " South of I-94, Along Hwy. 53, Town of Washington

Messrs. Hibbard and FitzGerald left the meeting.

Darold Mayer has submitted a petition for annexation of 65.4 acres from the Town of Washington. The petitioned area includes right-of-way for Hwy. 53 and the WIS/DOT Highway patrol office and vacant land owned by Mr. Mayer. There are no residents. The land is within the sewer service area of the City and is within Medium Term A of the utility stage areas of the plan. The petition is consistent with the Comprehensive Plan.

Mr. Jim Rooney, representing the owner, spoke in support. He stated that he has met with neighbors and town officials. He would like to begin work on the development of the property soon after annexation.

Mr. Tufte stated that this item was tabled to allow the staff to meet with a representative from the surrounding towns and developing an agreement concerning lot divisions within the extraterritorial review area. Staff has met with the representative and they have exchanged counter proposals. He had no indication of when the issue would be resolved.

Mr. Larson moved to recommend approval of the annexation. Mr. Pearson seconded. Mr. Duax moved to postpone again consideration to allow staff to continue meeting with the towns™ representative. Mr. Kayser seconded and the motion to postponed failed. The motion to recommend approval then carried. Mr. Duax voted no. Messrs. Hibbard and FitzGerald abstained.

Messrs. Hibbard and FitzGerald rejoined the meeting.

4. SITE PLAN (SP-0922, SP-0923) “ Duplexes, White Oak Lane

Cody Filipczak has submitted two site plans for 3 duplexes to be located on White Oak Lane (Lots 95, 96, & 97). A drainage pond is partially on Lot 95 that was built for the condo project to the south. The lots for the duplexes will be reduced in size to leave room for the drainage pond. The remnant parcel with the drainage pond will need to be cæted to the condo property.

Cody Filipczak appeared in support.

Mr. FitzGerald moved to approve the site plan with the conditions listed in the staff report. Mr. Kayser seconded and the motion carried. Mr. Hibbard voted no.

5. SITE PLAN (SP-0924) “ Gordy™s Convenience Store, E. Hamilton Avenue

Dave Schafer has submitted a site plan for a convenience store to be located at 3310 E. Hamilton Avenue. The site plan shows a 1,200 square foot convenience store with pump island to the south.

Mike Campbell, Bangor, WI, appeared in support.

Mr. FitzGerald moved to approve the site plan with the conditions listed in the staff report. Mr. Duax seconded and the motion carried.

6. DISCUSSION “ Proposed Landmark District Designation

Mr. Tufte presented a proposed landmark designation district located in the Third Ward area. The Landmarks Commission will be considering the designation of an amended Third Ward Historic Landmark District at their monthly meeting of October 5, 2009. The purpose of the review tonight is to collect any comments. It was the consensus of the commission that Mr. Ivory report on the elements of the designation.

7. MINUTES

The minutes of the meeting of August 17, 2009, were approved.

Joseph Seymour
Secretary